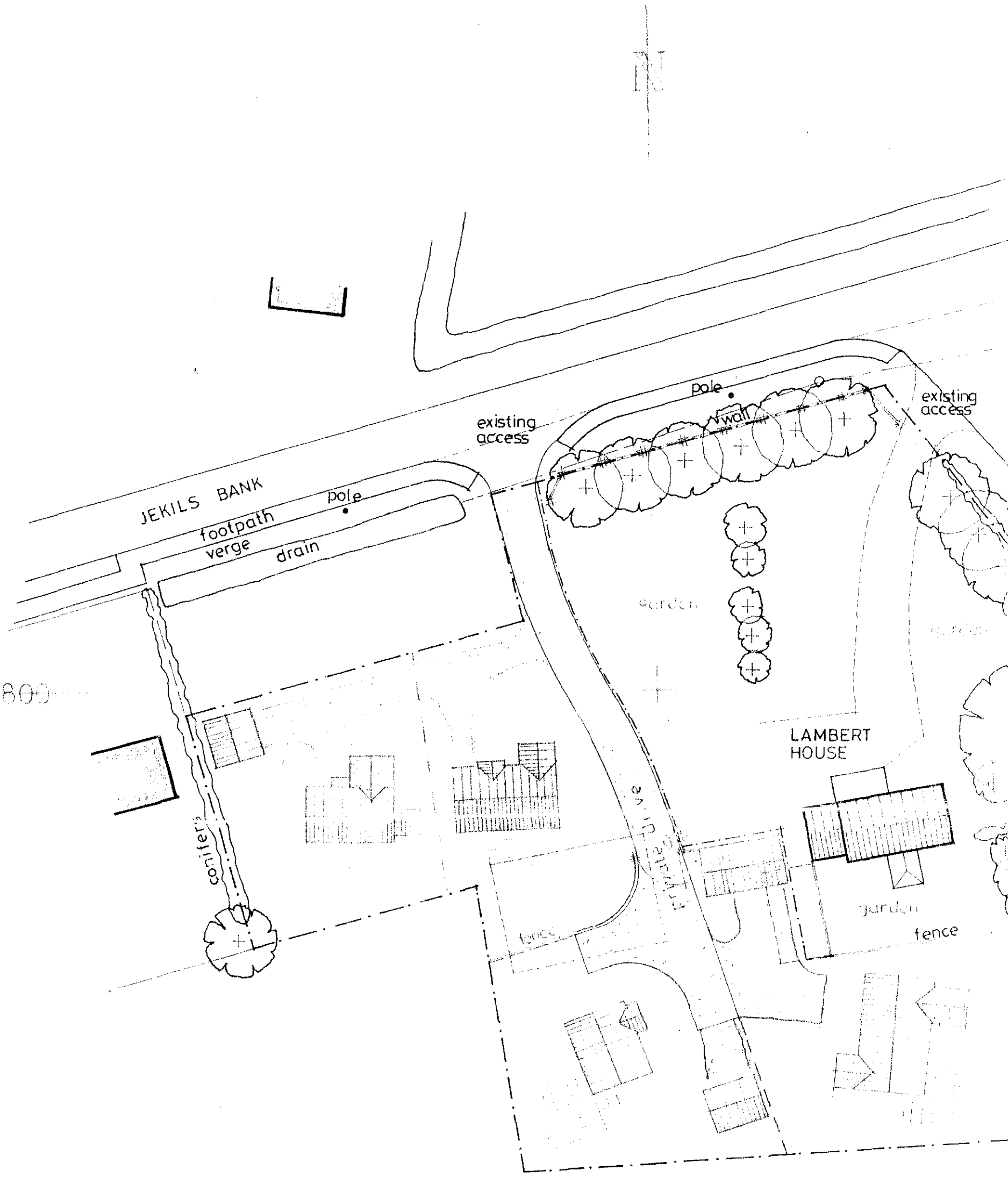
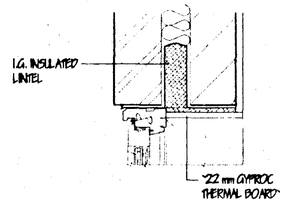


1200

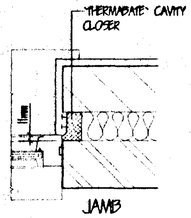
SITE PLAN

1 : 500

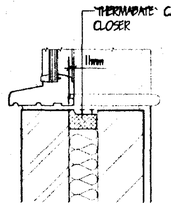
PRIVATE DRIVE LAYOUT AND DWELLING TYPES INDICATIVE O



HEAD

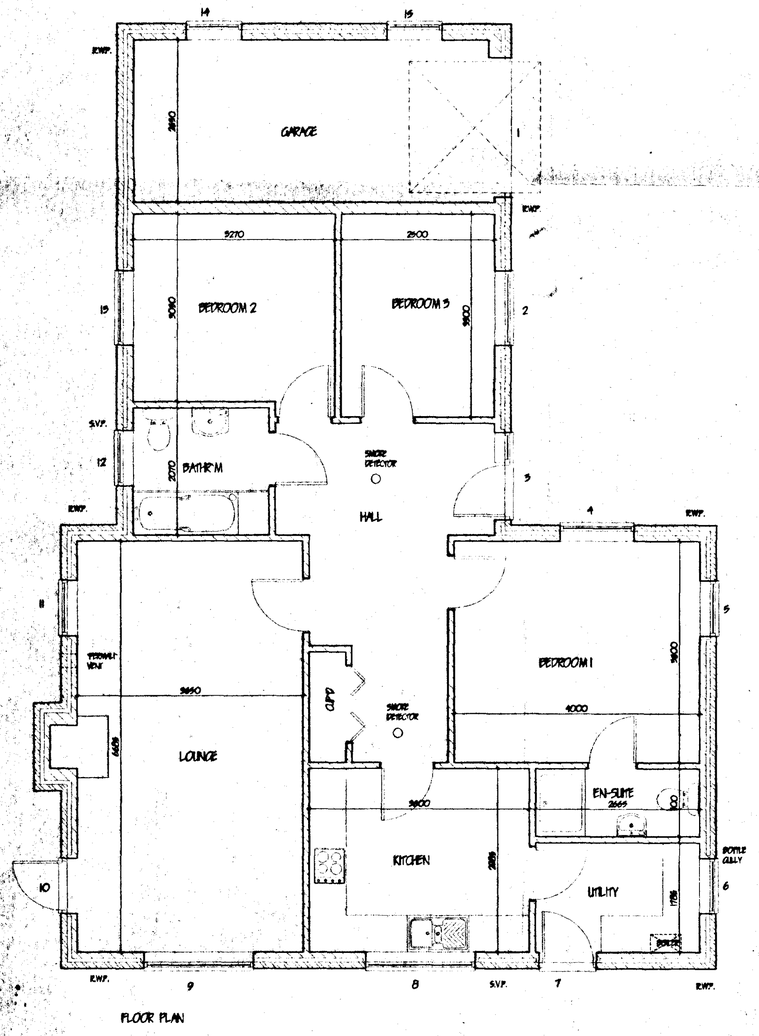


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REVEAL DETAILS

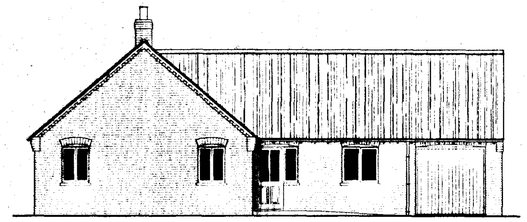


FLOOR PLAN

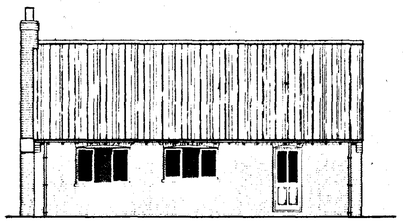
JOINERY / LINTEL SCHEDULE

POSN	JOINERY	LINTEL	LENGTH
1	UP TO TOM'S	L.G. LI/HD 150	2700
2	2I2CC	L.G. LI/150	1500
3	N12C/ PN29M-MOB	L.G. LI/150	1800
4	2I2CC	L.G. LI/150	1500
5	2N12CC	L.G. LI/150	1200
6	2N10CC	L.G. LI/150	1200
7	PN29M-MOB	L.G. LI/150	1350
8	3I4CC	L.G. LI/HD 150	2400
9	3I2CC	L.G. LI/HD 150	2100
10	PN29M	L.G. LI/150	1350
11	2N12CC	L.G. LI/150	1200
12	2N10CC	L.G. LI/150	1200
13	2I2CC	L.G. LI/150	1500
14	2N12CC	L.G. LI/150	1200
15	2N12CC	L.G. LI/150	1200

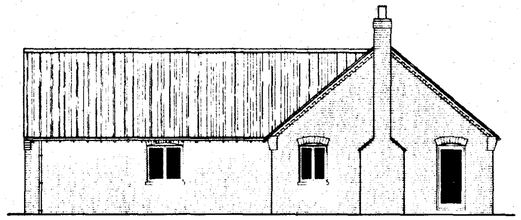
JOINERY CODES "BOULTON & PAUL LTD."
LINTEL CODES L. G. LTD.



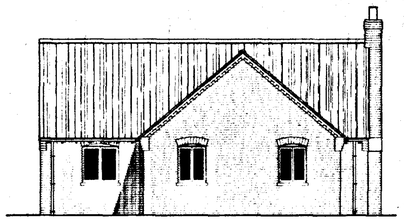
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timber plate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 40 deg. 38 x 100 raker made bridar 38 x 100 cotton brackers. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at min. 1.5m c / c. Note: provide solid bridging beneath straps 50 x 100 wall plate bedded on sand and cement. Exposed rafter feet:- 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade. stamped "DRY" or "D" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 4No cotton joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : install code 4 lead valley liner.

CEILING.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space, opening to be lined with 25 x 25 planted slopes Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm .labbits to top surface. Provide slide bolt fastenings & draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 cavity, build into cavity, Rockwool cavity wall batts insulation boarding in accord. with makers instructions and approved cert' No.89/ 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls bond together using galvanised iron bonk ties set 900 horizontally, and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity. Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121. External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks. All to receive 10mm S/ C render and 3mm skim (except garage).

LEVEL ENTRY THRESHOLD
Provide "Boulton & Paul" Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polyfoam+ insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. lay min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pti 1991: 150 blinded and consolidated hardcore.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: 7.5m roof around flue, no timber within 40mm of flue: At roof/ flue intersection provide code4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass rearside by min. 150mm: All in accordance with approved document part. J (part C 1-25). Appliance to be in accordance with bulding regulations. Provide lowered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearins of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Plus type. Lintels in staircase to be underlined with 12.7 Fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building, Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min. 1:20

FOUL DRAINAGE
Inspection chamber construction to be "Osmal" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985 . Full drainage papers to be 110mm dia. UPVC, to B.S. 4660:1989 Flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surrounded with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, opening sealed both sides of wall with rolepal sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be approvals, 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with radiating eyes at every change of direction: Path, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min 9.0m to edge from dwellings.

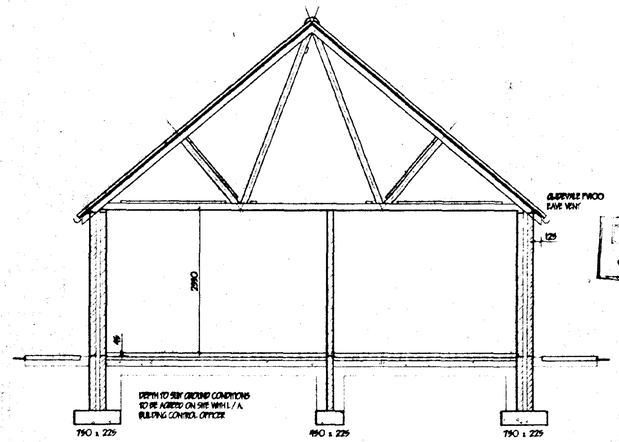
GLAZING.
Double glaze throughout (minimum 6mm air gap to all units) exclusive garage. All glazing between 0.11. and 800mm high and between 0.11. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All fabrooms rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally, to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.S. 1.1. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
All electrical switches, socket outlets, T.V. points and Telecom points to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.
Provide hot & cold water supply to all wash basins.



SECTION

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval. The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R.Merchant. or any representative thereof. It is the Client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

COPYRIGHT RESERVED.
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the Selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety Legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

ref	revision		date

G. R. MERCHANT
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Fax: 01406 428744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
3 BEDROOM BUNGALOW & GARAGE
JEKIL'S BANK
HOLBEACH ST JOHNS
SPALDING, LINCS.

Client: R GALE

Drawing: FLOOR PLANS / ELEVATIONS / SECTION

Ref: Hon/0738/01

Job Ref: 162/ 01

Drawing No: 5

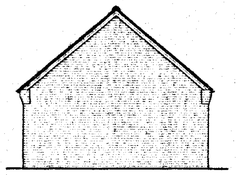
Date: JUNE 2001

Drawn: J.C.

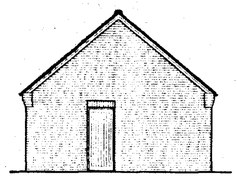
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The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of boundaries to ascertain specific site conditions before foundation work is undertaken.

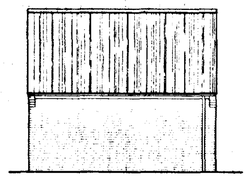
PLOT 4



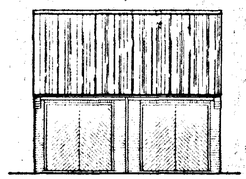
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with required to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 35 deg. CHECK ON SITE. 50 x 100 ridge node binder. 50 x 100 coffins binder. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 100mm Tarmac Hemelite insulation block to form 215mm wall

SUB STRUCTURE WALLING.
2 x 100mm dense concrete blocks to B.S. 6073 pt1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below dpc. to be F.L. quality.

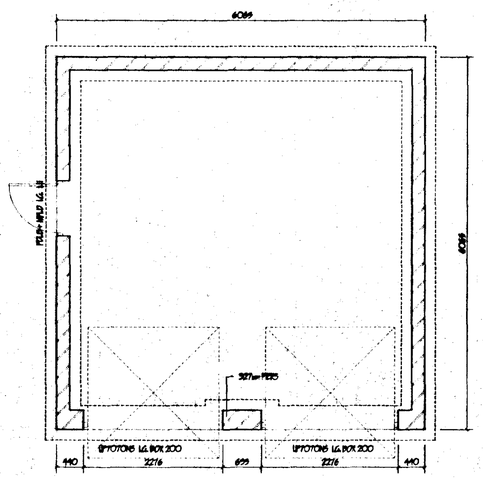
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix. concrete oversite on 1200 lay polythene D.P.M. lapped continuous with D.P.C. lay min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 all 5:1:4 mix to B.S. 5928 1990
All foundations taken down to bear on load bearing strata to min. depth of 600 to top of foundations should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

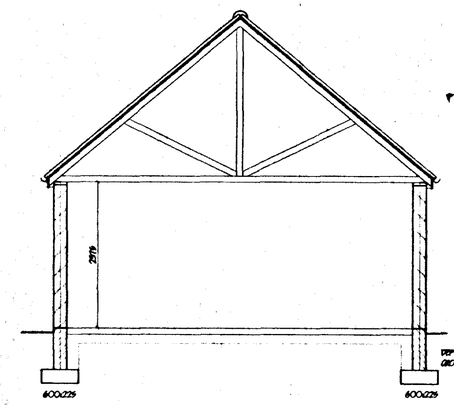
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Marsers I.G. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and at external positions to have cavity tray D.P.C. to CP. 121. Lintels in eaves to be underlined with 12.7 fireline board or receive 12mm render and skim.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.



FLOOR PLAN



SECTION

PLOTS 1 & 2 (HANDED)

DETERMINE - PLAN

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEPARTMENT
16 JUN 2001
Ref. 0738/01

DEPTH OF TOP GROUND CONCRETE

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Fax: 01406 426744
E-Mail: G. R. Merchant @ Merchant. Fsb. Co. UK

Project: DOUBLE GARAGE
ROLLS BANK
HOLBEACH ST JOHNS
SPALDING, LINCS.

Client: R GALE

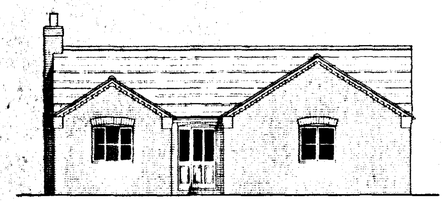
Drawing: FLOOR PLANS / ELEVATIONS / SECTION

Job/Ref	Drawing No
162/01	6
Date: JUNE 2001	Drawn: G.R.M.

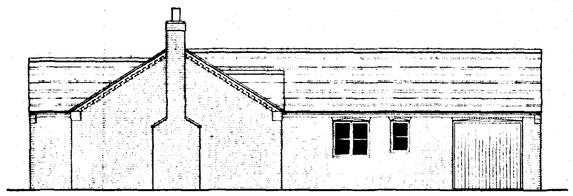
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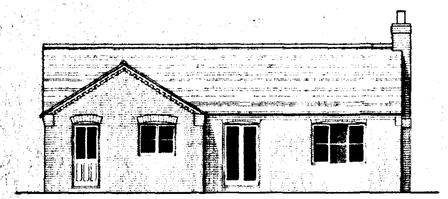
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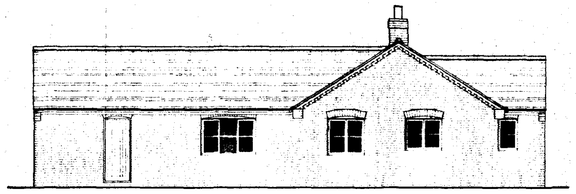
FRONT ELEVATION



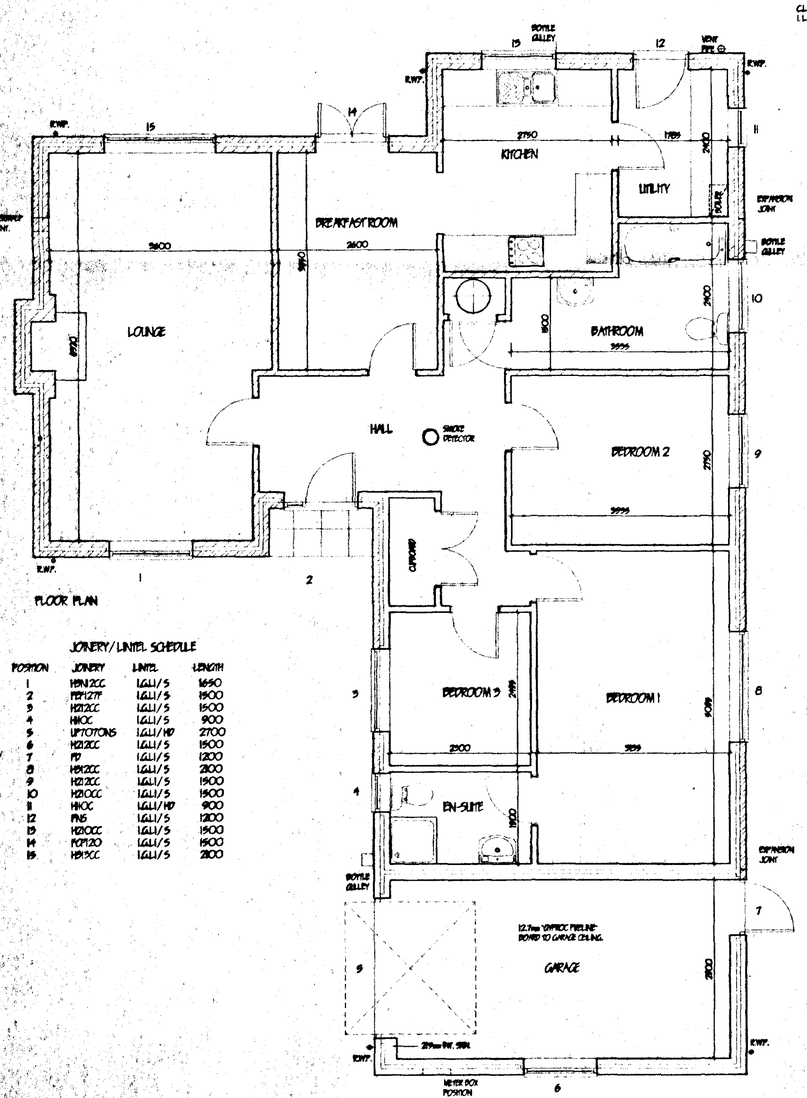
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN

JOINERY/LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	HSN2CC	LGLI/S	1650
2	FEP12TF	LGLI/S	1900
3	H2I2CC	LGLI/S	1500
4	H1OC	LGLI/S	900
5	UP TO TOONS	LGLI/HD	2700
6	H2I2CC	LGLI/S	1900
7	FD	LGLI/S	1200
8	H2I2CC	LGLI/S	1800
9	H2I2CC	LGLI/S	1900
10	H2IOCC	LGLI/S	1900
11	H1OC	LGLI/HD	900
12	FN5	LGLI/S	1200
13	H2IOCC	LGLI/S	1900
14	FCP12O	LGLI/S	1900
15	H2I2CC	LGLI/S	1800

LINTELS.
All lintels to be manufactured by Marsden I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Dot type. Lintels in openings to be underlined with 12.7 Fireline board or reverse 12mm render and skim. Provide Perp-end weep holes and dispends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Osmat" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm clay around pipe, opening sealed both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwellings.

GLAZING.
Double glass property throughout (minimum three air gap to all units) excluding garages. All glazing between F.F.L and 800mm high and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have openable lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide Gas fired condensing boiler with fan assisted balanced flue. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostats to dwelling or fit thermostatic valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 9.

SMOKE DETECTORS.
Provide mains operated interlinked smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
All electrical switches, socket outlets, T.V. points and Telecom points to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.
Provide hot & cold water supply to all wash basins.

LEVEL ENTRY THRESHOLD
Provide "Dunton & Paul" Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide flagpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have stright fall away from buildings. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

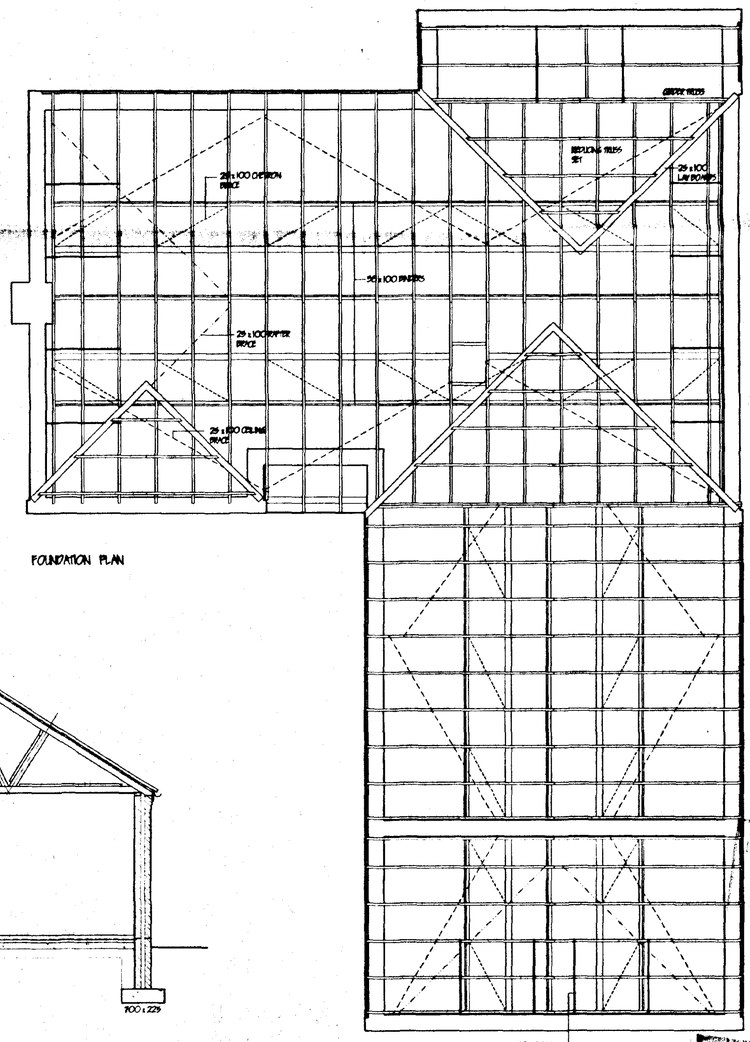
WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 cavity build into cavity. Rockwool cavity wall batts insulation boarding in accord. with makers instructions and approved cert' No.595 / 1087. 100mm Tarmac Hamelite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: Externel walls to have min. "U" value of 0.45 W/m2 deg. C.: Internal walls of 100mm Tarmac Hamelite solid insulation blocks. All to receive 10mm S/C render and 9mm skim (except garage).

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 Face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code 4 lead flashings and 2 course engineering bricks.

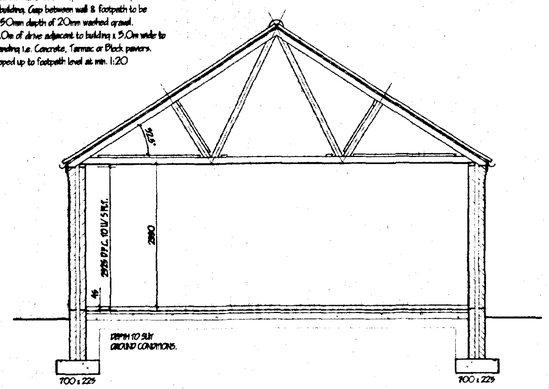
OPEN FIRE.
To be capable of burning, enclosure flush Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass rownsle by min. 150mm. All in accordance with approved document part J. (part C1-2.5) . Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with record to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c / c to a pitch of 92.5 deg. 38 x 100 ridge rack binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c / c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards: 6mm cat. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade. Where span of trussed rafter exceeds 5.0m provide additional braces within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 log boards and diminishing trussors at 600 c / c : Install code 4 lead valley liner.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joists to be lapped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space opening to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Draught seal all round



FOUNDATION PLAN



SECTION

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

ref	revision	date

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E-Mail G. R. Merchant @ Merchant. FS. Co. UK

Project
3 BEDROOM BUNGALOW & GARAGE
JEKIL'S BANK
HOLBEACH ST JOHNS
SPALDING, LINCS.

Client
R GALE

Drawing
FLOOR PLANS / ELEVATIONS / SECTION

Job Ref	Drawing No
162/01	4.
Date	Drawn
JUNE 2001	J.C.

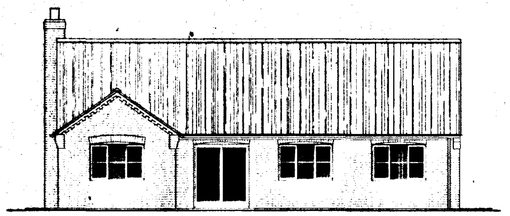
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DO NOT SCALE FROM THIS DRAWING

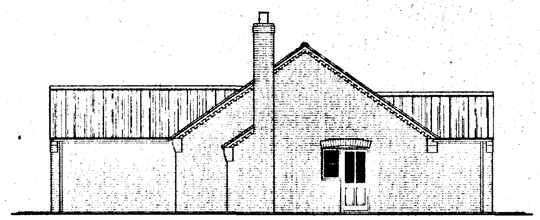
This drawing is copyright and may not be altered, traced, photocopied or used for any other purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All excavations within this drawing including foundations are based upon typical site conditions noted on the plans. You are strongly advised to carry out soil investigations which may be commissioned by building consultant unless reported to the Architect so that design arrangements may be altered. Site soil surveys are mentioned in respect of foundations in particular specific site conditions before foundation work is undertaken.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 JUN 2001
07381/0

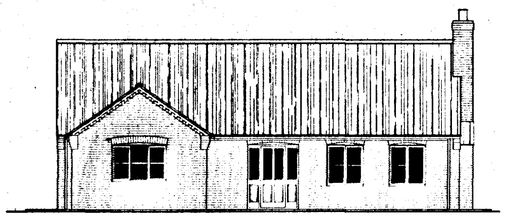
PLANNING PLAN



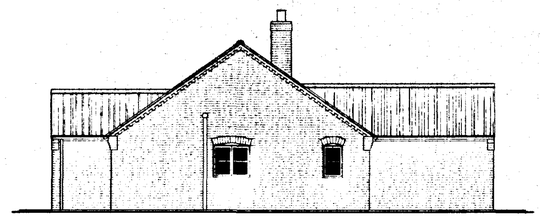
REAR ELEVATION



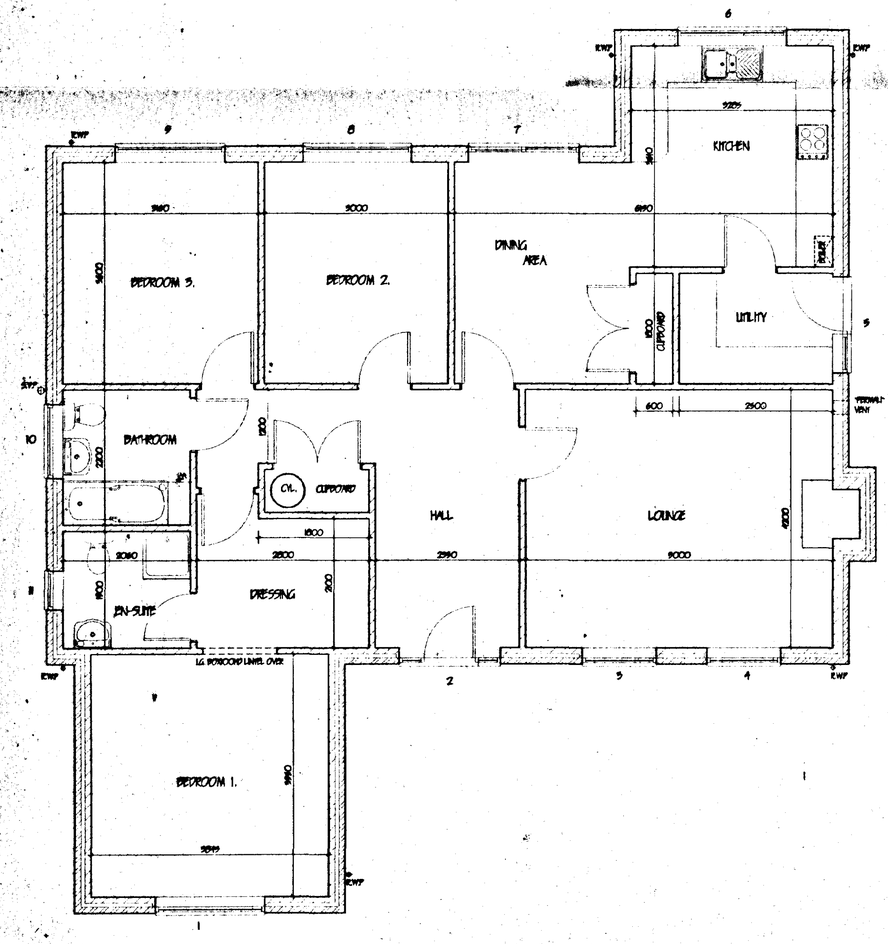
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN.

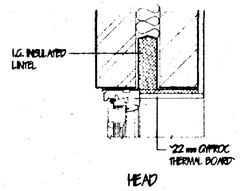
GLAZING.
Double glazed propertys throughout (minimum 6mm air gap to all units). All glazing between F.F.L and 800mm high and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1 / 20th the floor areas. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

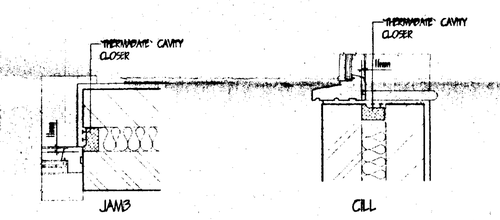
HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to P.R.1.1. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.



HEAD

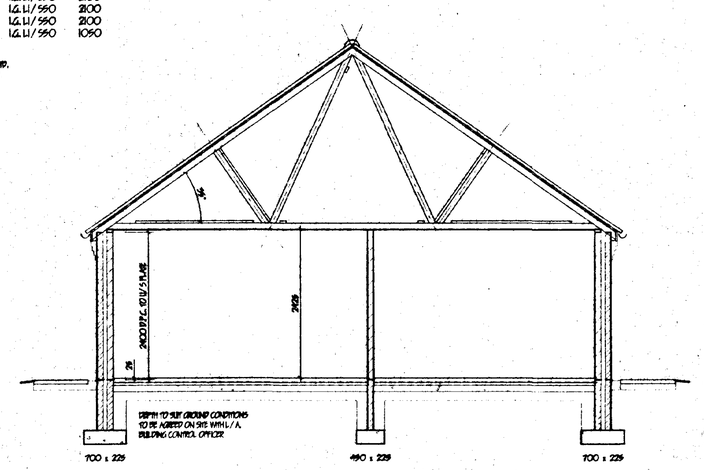


REVEAL DETAILS

LINTEL / JOINERY SCHEDULE

1	HB12CC	I.G.LI/590	2100
2	FB1665PF	I.G.LI/590	1990
3	HZ15CC	I.G.LI/590	1500
4	HZ15CC	I.G.LI/590	1500
5	HB10C/FN29M-MOB	I.G.LI/590	1990
6	HB10CC	I.G.LI/590	2100
7	PAM14SL	I.G.LI/590	2100
8	HB12CC	I.G.LI/590	2100
9	HB12CC	I.G.LI/590	2100
10	HZ10CC	I.G.LI/590	2100
11	HB10C	I.G.LI/590	1050

JOINERY CODES :- JELDWEN LTD.
LINTEL CODES :- I.G. LIMITED.



SECTION

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinepleate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 35° deg. 38 x 100 ridge plate binder. 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SC3 grade stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c : Install code 4 lead valley liner.

DRY ROOF CONSTRUCTION.
Plain concrete tiles on 25 x 38 s/w battens of roofing felt to B.S. 747 (type 1F) on 47 x 100 rafters and ceiling joists at max. 400mm c/c. 90 x 90 head plate bolted into 90 x 90 corner posts. 12.5mm (approx. plasterboard ceiling. 200mm glassfibre insulation quilt.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over. Joists. 12.7mm (approx. plasterboard 3mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Firelite board fixed to face. 100mm Jablite to top surface. Provide skim bulk fasteners & draught seal all round

LEVEL ENTRY THRESHOLD
Provide "Dudley & Paul" Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accomodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers.
All to be sloped up to footpath level at min 1:20

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Dpc tape. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Ownit" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985 Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surrounded with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, opening sealed both sides of wall with rolapol sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminates with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction. Baths, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

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SCOPE OF THE WORKS.
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A	PRINT BAY RE-MOVED / BED 1 REPOSITIONED		AUG. '01
ref	revision		date

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Project
3 BEDROOM BUNGALOW
JEKIL'S BANK
HOLBEACH ST. JOHNS
SPALDING, LINCS.

Client
R GALE

FLOOR PLAN / ELEVATIONS

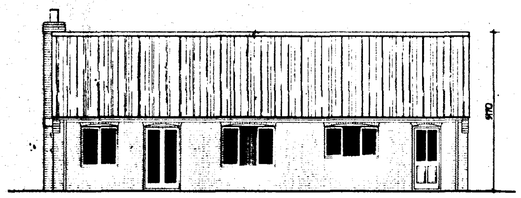
AMENDED PLANS
Rev.

DETERMINED PLAN

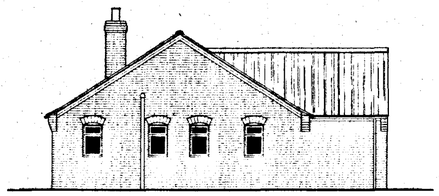
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162/01	1/A
Date	Drawn
JUNE 2001	J.C.
Scales	
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This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including boundaries are based upon limited site information noted by the eye. No responsibility is accepted for abnormal conditions which may be discovered during construction unless reported to the Architect and local design amendments may be established. Site and ground investigation in respect of foundations to establish specific site conditions before foundation work is undertaken

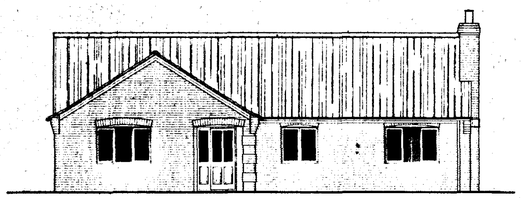
PLOT 1



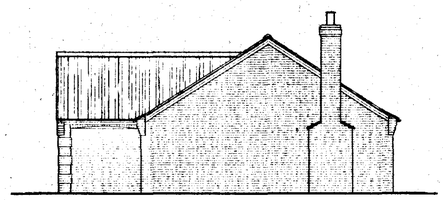
SOUTH ELEVATION



EAST ELEVATION

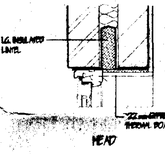


NORTH ELEVATION

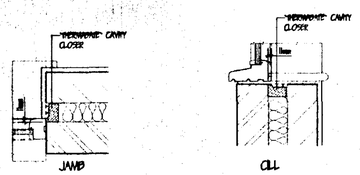


WEST ELEVATION

FLOOR PLAN.



HEAD



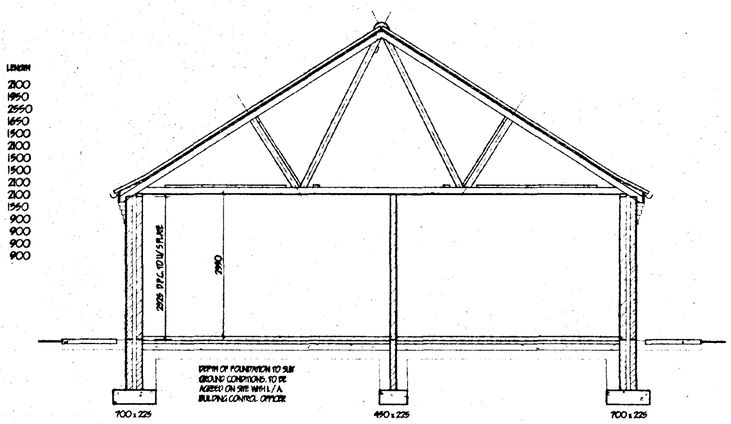
JAMB CILL

REVEAL DETAILS

LINTEL / JOINERY SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	1P22C	I.G.U.L/590	2100
2	PORCH	I.G.BOX100	1990
3	PORCH	I.G.BOX100	2990
4	1P612TF	I.G.U.L/590	1690
5	2P22C	I.G.U.L/590	1500
6	3P22C	I.G.U.L/HD 590	2100
7	2P5CC	I.G.U.L/590	1500
8	1P0T20	I.G.U.L/590	1500
9	3P5CC	I.G.U.L/590	2100
10	3P0CC	I.G.U.L/590	2100
11	FN29M-MOB	I.G.U.L/590	1590
12	1IOT	I.G.U.L/590	900
13	1IOT	I.G.U.L/590	900
14	1IOT	I.G.U.L/590	900
15	1IOT	I.G.U.L/590	900

ALL JOINERY CODES "JELDWEN LTD."
ALL LINTEL CODES "I.G. LTD."



SECTION

PLOT 2

FOUL DRAINAGE

Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm opg around pipe, openings marked both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long no increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with raddles, ears at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m to adopt from dwelling.

GLAZING.

Double glazed propertij throughout (minimum 6mm air opg to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed

VENTILATION.

All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.

Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R.I. part 3.

SMOKE DETECTORS.

Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL

All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Formeplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 32.5 deg. 38 x 100 ridge wide binder. 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.9m c/c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plywood soffit complete with 10mm wide continuous air opg and fly proof screen. All structural timber to be min SC3 grade. stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 454 ceiling joists. At roof intersections provide 25 x 100 lay boards and dwarfening trusses at 600 c/c : Install code 4 lead valley liner.

CEILINGS.

To ceilings provide 200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists : 12.7mm Gyproc plasterboard 5mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: openings to be lined with 25 x 25 planted slope. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jabbite to top surface. Provide shute bolt fasteners & draught seal all round

LEVEL ENTRY THRESHOLD

Provide "Pullton & Paul" Mobility door frames & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.

All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS / DRIVES.

Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from buildings. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwellings to road frontage, suitable for wheelchair access.
At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min 1:20

FLUE CONSTRUCTION.

225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be last socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code 4 lead flashing and 2 course engineering bricks.

OPEN FIRE.

To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass upwards by min. 150mm. All in accordance with approved document part J. (part C 1-25) . Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 190 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LIMITATIONS.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

COPYRIGHT RESERVED.

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STANDARDS.

All materials to be new unless otherwise stated and all components and materials etc., to be used fitted and installed etc., in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety Legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.

The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

Ref	Revision	Date
A	GABLED ROOF	AUG. '01

SOUTH HOLLAND DC HOUSING & PLANNING -9 AUG 2001 Ref: 788/01

SUPERSEDED

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E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
3 BEDROOMED BUNGALOW
JEKL'S BANK
HOLBEACH ST JOHNS
SPALDING LINCS

Client
R. GALE

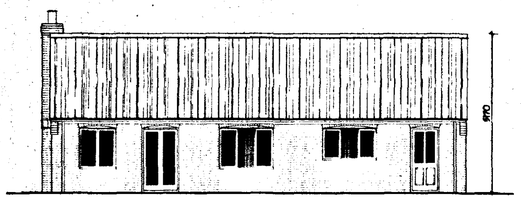
Drawing
FLOOR PLAN / SECTION / ELEVATIONS
PLOT 2

Job Ref	Drawing No
162-01	02-A
Date	Drawn
JUNE '01	J.C.

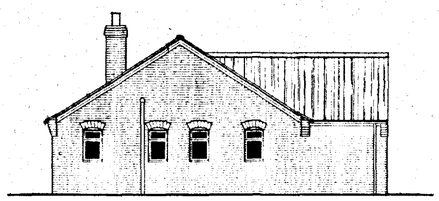
Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING

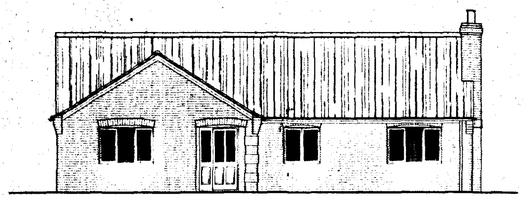
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
Variations shown on this drawing including boundaries are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect as that design amendments may be necessary. We will carry out any investigations in respect of foundations to suggest specific site conditions before foundation work is undertaken.



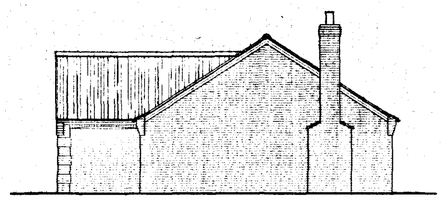
SOUTH ELEVATION



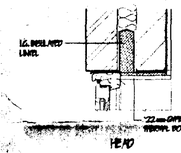
EAST ELEVATION



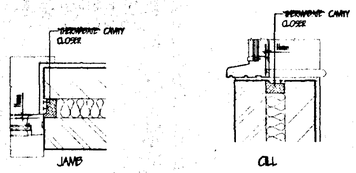
NORTH ELEVATION



WEST ELEVATION

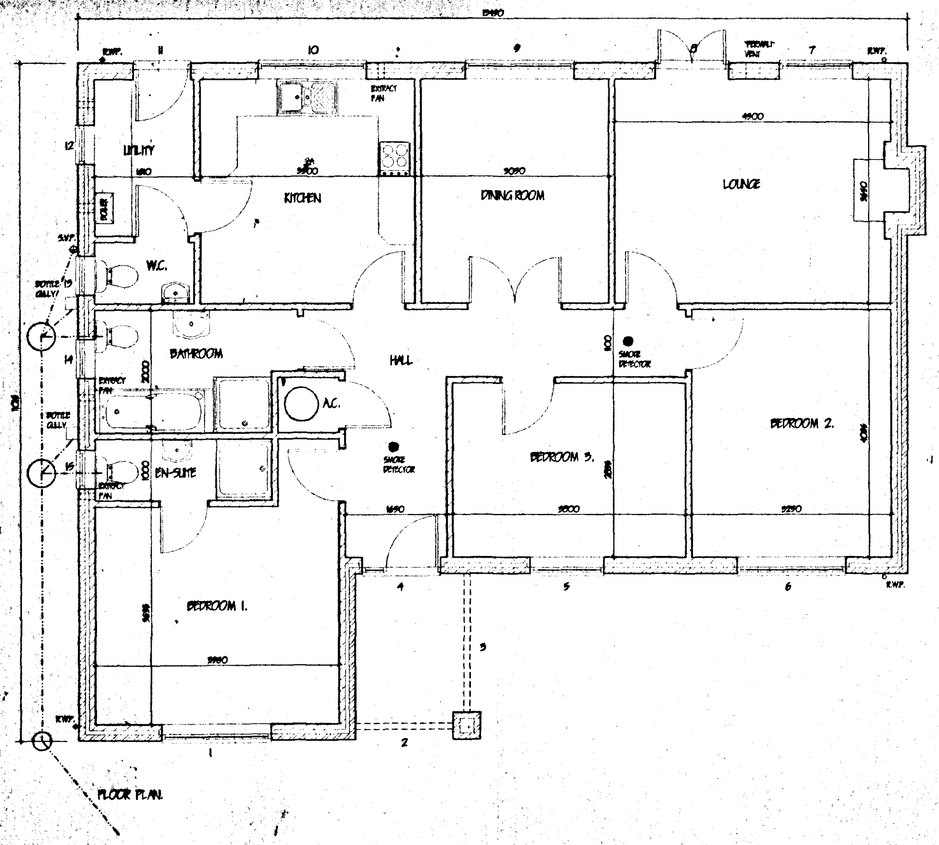


HEAD



JAMB CILL

REVEAL DETAILS

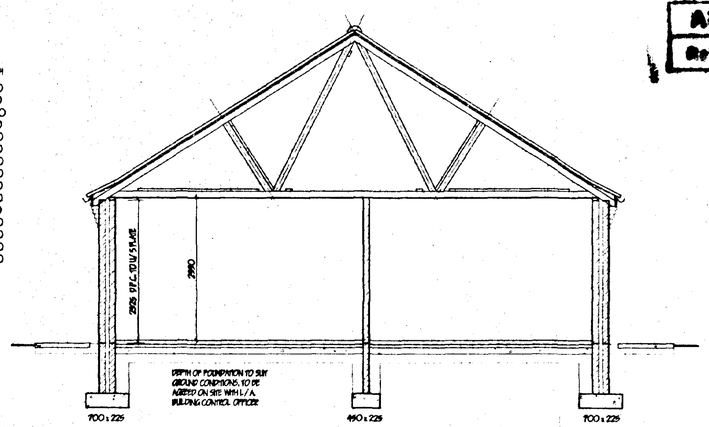


FLOOR PLAN.

LINTEL / JOINERY SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	3120C	I.G.LI/S 90	2100
2	PORCH	I.G.BOX 100	1950
3	PORCH	I.G.BOX 100	2550
4	PE127F	I.G.LI/S 90	1650
5	2120C	I.G.LI/S 90	1500
6	3120C	I.G.LI/HP 190	2100
7	2120C	I.G.LI/S 90	1800
8	PCP120	I.G.LI/S 90	1900
9	3120C	I.G.LI/S 90	2100
10	3120CC	I.G.LI/S 90	2100
11	PM29M-MOB	I.G.LI/S 90	1350
12	110T	I.G.LI/S 90	900
13	110T	I.G.LI/S 90	900
14	110T	I.G.LI/S 90	900
15	110T	I.G.LI/S 90	900

ALL JOINERY CODES 'JELDWEN LTD.'
ALL LINTEL CODES 'I.G. LTD.'



SECTION

FOUL DRAINAGE

Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:170 bed and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexi joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, sparing masked both sides of wall with ridged sheet materials. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally, 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.

Double glaze properly throughout (minimum 6mm air gap to all units) . All glazing between F.F.L and 800mm high and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.

All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second Utility rooms to extract min. 30 litres per second Bathrooms to extract. min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.

Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically, controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R.I. part 3.

SMOKE DETECTORS.

Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL

All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Ties to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timberlite specialist made prefabricated roof trusses to be comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c / c to a pitch of 92.5 deg. 38 x 100 ridge rafter binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c / c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia board. 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade. stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the walls in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 454 ceiling joists. All roof intersections provide 25 x 100 lay boards and dwangings trusses at 600 c / c : install code 4 lead valley liner.

CEILINGS.

To ceilings provide 200mm glasswool insulation total thickness. 100mm between joists & 100mm over Joists : 12.7mm Gyproc plasterboard 5mm skim finish. Provide min. 50 x 38 noggins to all plasterboard edges. All joists to be topped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Firelite board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round

LEVEL ENTRY THRESHOLD

Provide "Dulton & Pail" Mobility door frame & threshold (PM29M-MOB) Principal entrance to buildins. All External doors to be 838mm wide.

INTERNAL DOORS.

All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS/DRIVES.

Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min. 1:20

FLUE CONSTRUCTION.

225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost. 100 Face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code 4 lead flashing and 2 course oversailing bricks.

OPEN FIRE.

To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part J. (part C1-25) . Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening

LIMITATIONS.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval.
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COPYRIGHT RESERVED.

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STANDARDS.

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Materials shall conform to appropriate British Standard Specification or BDA Certificate or European Code equivalent.

HEALTH & SAFETY.

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The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.

The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

ref	revision	date
A	GABLED ROOF	AUG '01

G. R. MERCHANT
LENG AMICE FIWO
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Unit 4, Wrights Mews
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Spalding, Lincs. PE12 7EE
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E-Mail G. R. Merchant @ Merchant. Fsb. Co. UK

AMENDED PLAN
Ref. A/c

SOUTH HOLLAND DC HOUSING & PLANNING -9 AUG 2001 RECEIVED

Project
3 BEDROOMED BUNGALOW
JEKL'S BANK
HOLBEACH ST JOHNS
SPALDING LINCS

Client
R. GALE

Drawing
FLOOR PLAN / SECTION / ELEVATIONS PLOT 2

SUPERSEDED

Drawing No 02-A
Date JUNE '01
Drawn J.C.
Scales 1:50 1:100

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purposes either then that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including boundaries are based upon levels at site conditions noted to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect on that design amendments may be considered. We will not be responsible in respect of boundaries to maintain specific site conditions before boundaries work is undertaken.

PLOT 2

LANDSCAPING & TREE PLANTING

Planting at double staggered rows @ 450mm centres, 400mm between rows.

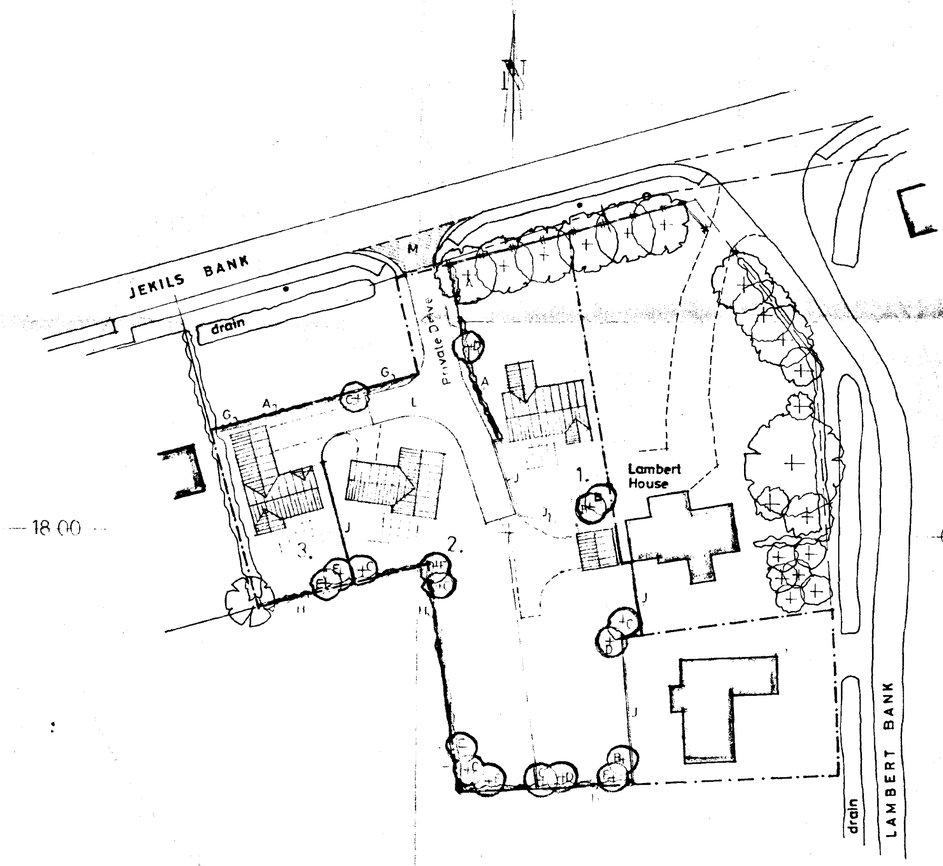
A MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnos Catharica)

B SILVER BIRCH (BETULA PENDULA) FEATHERED
C HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
D WHITE BEAM (SORBUS ARIA) FEATHERED
E BEECH (FAGUS SYLVATICA) FEATHERED
F TURKISH HAZEL (CORYLUS COLURNA) FEATHERED
G Lincolnshire post & rail fencing
H 1.2 metre high chain link fencing
J 1.8 metre high close boarded fencing
K 1.8 metre to 0.9 metre high close boarded fencing
L Private drive minimum 4.1 metres wide tarmac surface with kerbs etc
M Access onto Jekils Bank to requirements of LCC

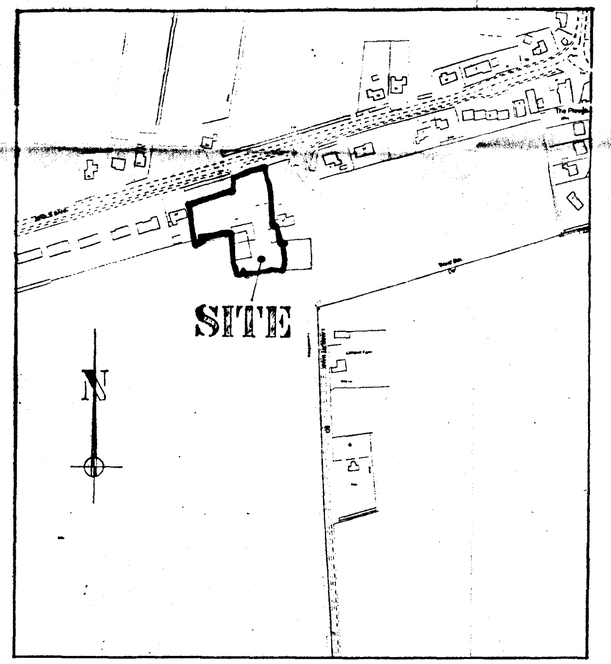
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN
1 : 500



LOCATION PLAN
1 : 2500

DETERMINED PLAN

DETERMINED PLAN

ref	revision	date
B	REMOVE BACK LAND PLOTS	24.9.01
A	PLOTS 1 & 2 - AMEND Roof S	6.8.01

G. R. MERCHANT
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Fax: 01406 425744
E-Mail G. R. Merchant @ Merchant. Pb. Co. UK

Project
LAND AT
LAMBERT HOUSE
JEKILS BANK
HOLBEACH ST JOHNS

SOUTH HOLLAND DC HOUSING & PLANNING
27 SEP 2001
Ref: 738/01

Client
MR & MRS R GALE

Drawing
PROP. PLOTS 1&2
SITE LAYOUT

Job Ref.	Drawing No.
162/01	01 B
Date: JAN 2001	Drawn: GRM

Scales
AS INDICATED

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